

9 MOUNTBATTEN ROAD, POOLE, BH13 6JE



Proposed alterations to the existing building and construction of a two-storey side extension to form an annexe

PLANNING AND HERITAGE STATEMENT

March 2024

Statement prepared by Victoria Richards, BSc (Hons),
Statement checked by Matthew Holmes, BA (Hons), MA MRTPI

EXECUTIVE SUMMARY

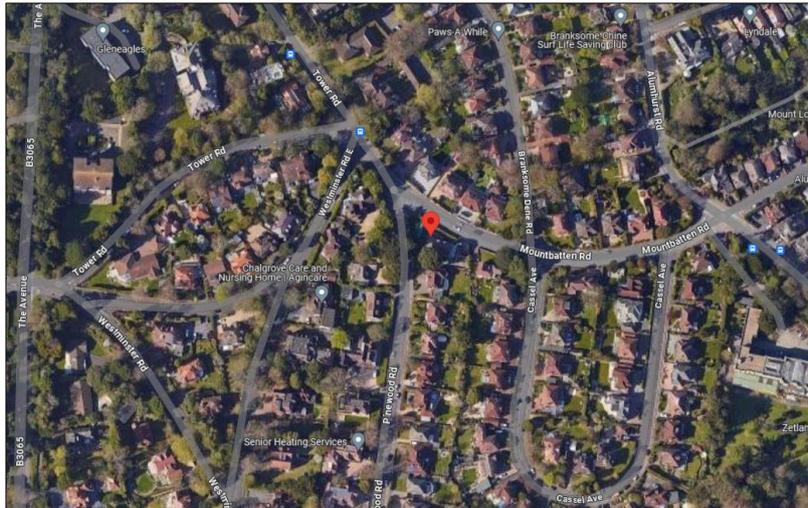
- i. This statement is submitted in support of a planning application for alterations to the existing building and construction of a two-storey side extension to form an annexe at no.9 Mountbatten Road, Poole.
- ii. The proposals have been developed having regard to the relevant national and local planning policies, specifically;
 - The site is located in an existing residential area and the proposed development will deliver a sustainable pattern of development,
 - The proposed development is of a high-quality design that will use materials to match the existing house, and which are appropriate to the character of the area,
 - The proposals will preserve the amenities of existing homes nearby the site and provide a high standard of amenity for its future residents,
 - The proposed development reflects the existing pattern of development in the area with regards to large dwellings set within substantial plots,
 - The proposal preserves the significance of the Conservation Area and its spacious verdant character, with trees and soft landscaping continuing to dominate built form,
 - Important existing trees and hedges on the site are preserved,
 - Car parking is provided in accordance with the Council's adopted parking standards and the site is accessible to public transport.
- iii. Having regard to the contents of this Planning Statement and the plans that accompany the application we conclude that the planning permission can reasonably and justifiably be granted for the development.

1. Introduction

- 1.1 This Planning Statement has been prepared on behalf of Miss J Andrews and is submitted in support of a planning application for alterations to the existing building at no.9 Mountbatten Road, Poole and construction of a two-storey side extension to form an annexe.
- 1.2 This Planning Statement aims to explain the design approach to the proposed development. The Statement demonstrates how the proposals have been designed to comply with Poole Local Plan policy PP27: Design in that they reflect the local patterns of development and neighbouring buildings in terms of layout and siting, height and scale, bulk, materials and landscaping. The proposed development will respect the residential character and appearance of The Avenue Conservation Area whilst creating the internal amenity space to meet the applicants needs.
- 1.3 The application comprises:
- Plans and drawings
 - This Planning and Heritage Statement
 - Bat Survey
 - Arboricultural Impact Assessment

2. Site Context

- 2.1 The site is located on the south side of the junction between Mountbatten Road and Pinewood Road, within the Branksome Park area of Poole. It is a low-density residential area characterised by large, detached properties set within generous wooded plots. It is a sustainable location as it is within easy reach of the Poole Road local centre and accessible by bus services that run along Pinewood Road and Alumhurst Road.



Aerial view of the proposed development site (www.google.co.uk)

2.2 The site is currently occupied by a detached house that was constructed in the 1950s. The house occupies a slightly irregular shaped corner plot, with the house sited centrally within the plot and fronting Mountbatten Road. A single storey garage is connected to the main house via a conservatory infill on the east elevation. Access is located on the northeast corner of the site onto Mountbatten Road. The land is relatively level with a low brick wall and mature hedgerows to the boundaries along the highway. Soft landscaping resembles that of a typical domestic garden with areas of lawn and patio. There is a mature Holm oak tree adjacent to the southern boundary and a pine tree off site adjacent to the west boundary, both of which are protected.



View of the site from Mountbatten Road (www.google.co.uk)

2.3 On this part of Mountbatten Road the buildings are all large detached Victorian or Edwardian traditional dwellings, of full two-storey height, double fronted in most cases with prominent bays and gable ends. There are variations in the detail and finish of the houses, however the general

pattern is for houses fronting the highway with buildings set back behind low front garden walls, hedgerows or trees. The application site differs from the general character of other buildings in the area in that the second floor is set within the roof with dormers rather than full two-storey in height, and the building takes a more linear form than other houses.

- 2.4 The site falls within The Avenue Conservation Area which includes a number of locally listed buildings. The Conservation Area Appraisal summarises the character as *'large houses in high-density planting and mature landscaping, creating a sylvan residential character'*. The area is divided into three distinct zones, the application site falls within the 'Streets to the East' where the appraisal states *"Buildings are generally from the late Victorian/Edwardian era. Ornate detail is a typical feature with turrets, decorated timber bargeboards and porches, bay windows with coloured glass. The properties on Pinewood Road are a particularly good example of Edwardian architecture and possess a uniformity of style derived from the use of steep gables, broad areas of fenestration, divided into vertical sections and bold angular bays."* Low brick walls to front garden boundaries are a major feature and a sense of spaciousness is created as a result of the sylvan character of the area. No.9 is not a locally listed building and is not recorded as specifically adding to the character of the area per the Conservation Area Appraisal.

3. Relevant Planning History

- 3.1 In 2022 the Applicant submitted a pre-application advice request for a proposal to demolish the existing garage and conservatory, sever the plot and construct a detached two bedroom house. The LPA's response confirmed that in their opinion there was insufficient land to enable a type, scale and layout of development that would preserve or enhance the residential character of the area, and that it would not reflect local patterns of development or neighbouring buildings. They also raised concerns with regards to the potential loss of privacy of the occupants of no.1 Pinewood Road.

4. The Proposed Development

- 4.1 The proposed development is to extend and alter the existing house which includes; demolition of the existing garage and conservatory and construction a two storey side extension with additional chimney and gable end roof to form an annexe, extension to the first floor and

- 5.2 The NPPF confirms that there is a presumption in favour of sustainable development. For decision-taking this means approving development proposals that accord with the development plan without delay; and where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits.
- 5.3 Paragraph 131 of the NPPF confirms that the creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and helps make development acceptable to communities.
- 5.4 Paragraph 135 of the NPPF states that planning policies and decisions should ensure that developments will function well and add to the quality of an area in the short and long-term of its lifetime, developments are visually attractive as a result of good architecture, layout and landscaping, developments are sympathetic to local character and history whilst not preventing appropriate innovation, and development should establish a strong sense of place and optimise the potential of the site.
- 5.5 Paragraph 136 of the NPPF focuses on the importance of trees and their contribution to the character and quality of urban environments.
- 5.6 Paragraph 205 of the NPPF advises that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Paragraph 208 advises where the proposals would lead to less than substantial harm to the significance of a designated heritage asset, the harm should be weighed against the public benefits of the proposals including, where appropriate, securing its optimum viable use.

The Local Development Plan

- 5.7 The development plan for Poole comprises the Poole Local Plan 2018. The BCP Parking Standards Supplementary Planning Document adopted January 2021 is also relevant.
- 5.8 Policy PP1 sets out that the Council will apply the presumption in favour of sustainable development in the determination of planning applications.

- 5.9 Policy PP27 - 'Design' states that a good standard of design will be required in all new developments. Development should respect the site and its setting by reason of its function, siting, landscaping, scale, density, massing, height, design details, materials and appearance. Development must not result in the loss of trees that make a significant contribution to the character and local climate of the area. Development must provide satisfactory amenity space and not have a harmful impact on amenity of residents and future occupants or prejudice the future development of adjacent sites. In addition, extensions and alterations should be designed to respect and relate to the existing building and maintain or enhance any details that contribute positively to local character.
- 5.10 Policy PP30 refers to heritage assets and states that the council will expect development to preserve or enhance Poole's heritage assets and their settings, in a manner that is proportionate with their significance. Within Conservation Areas the development should enhance or better reveal the significance and value of the site within the street scene and wider setting.
- 5.11 Policy PP32 will not permit development that will adversely affect Poole's nationally, European and internationally important sites, and new development is required to financially contribute towards mitigation measures.
- 5.12 The BCP Parking Standards Supplementary Planning Document (adopted January 2021) sets out that three or more bedroom houses in this part of Poole will require two car parking spaces each.
- 5.13 Heritage Assets SPD (updated 2023) the council will consider the proposal to ensure that the special character of the Heritage Asset, together with its setting is not detrimentally affected by the proposal. Any new development should enhance or better reveal the significance of the conservation area. All new extensions and alterations should relate to and complement the scale, proportions, quality, colours, textures and detailing of existing traditional materials.
- 5.14 A Design Code SPG (2001) provides guidance for new developments, including residential extensions, seeking to achieve a high standard of design quality in all new development. The guidance supports residential development that is capable of extensions and roof conversions to meet the changing needs of occupiers. New buildings are not required to copy its neighbours, but it should respect the scale, proportion and where appropriate the historic character of the locality, and reflects rather than contradicts existing materials and other details.

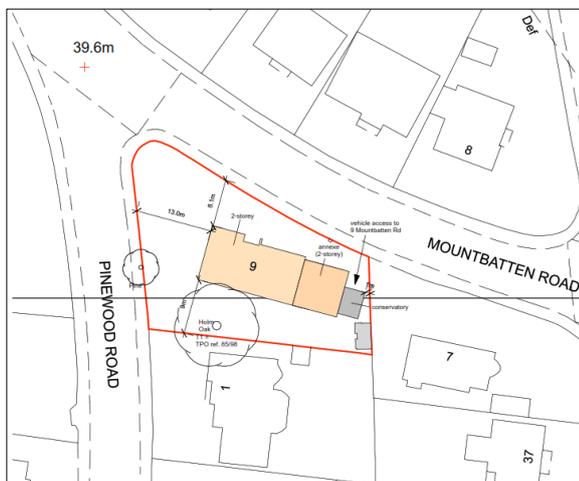
6. Design and Policy Assessment

Use

- 6.1 The existing use of the site and surrounding properties is residential and this will remain unchanged.

Amount

- 6.2 The properties on Mountbatten Road are mainly large, detached dwellings, sited centrally within their respective plots and set back from the road. Separation distances between neighbouring plots are generally the equivalent of a driveway width. The existing house is also sited centrally within its plot but was constructed later than the surrounding Victorian/Edwardian houses and differs in size and form, most notably with the first-floor accommodation currently within the roof space. The proposal is to demolish the existing single storey garage and conservatory and replace it with a two-storey extension and conservatory and as such the amount of proposed development in terms of additional footprint is limited. The west end of the building will also be extended on the first floor to provide a front gable end roof to match the proposed east elevation extension, providing balance to the roofscape and complementing the architectural features found elsewhere within the Conservation Area. There is sufficient space on site to extend the house as proposed and retain a significant amount of private garden around the building, thus preserving the spacious relationship with neighbouring sites and the residential character of the area in compliance with NPPF paragraph 130 and Local Plan Policy PP27. Added to this there is no subdivision of the plot and the proposals will therefore be in keeping with the low density typical of the Conservation Area.



Proposed site plan extract (The Little Architecture Company)

- 6.3 The site plan extract above demonstrates that the extended house will continue to respect the grain of development in relation to the adjacent buildings. The proposal will bring built form closer to the eastern boundary with no.7 Mountbatten Road but will retain a generous separation distance comparable to the pattern of separation distances within the area, and therefore neighbouring site amenity will be preserved. The proposed hipped pitched dormer roofs add to the mass of the roof, however they also add to the character of the building and complement the proposed design. They also improve thermal efficiency of the house and avoid drainage issues on the roof. The proposed extensions and alterations are appropriately proportioned to respect the scale and character of other buildings in the area. As such, the proposals will respect the original building and appear appropriately spacious for the locality in compliance with Policy PP27.
- 6.4 The gross internal floor area of the extended building will exceed nationally prescribed minimum space standards and the property will retain a generously sized garden. It is considered that the living accommodation provided both in terms of internal and external space will provide a high standard of residential amenity, and this further endorses the amount of development proposed as being appropriate.

Layout

- 6.5 The proposed layout of development on the site has been informed by the existing site configuration, the location of protected trees, and the need to respect the existing street scene and residential amenities of the neighbouring sites. The two-storey extension will replace an existing garage and conservatory on the east elevation and will continue to follow the existing depth of the building. This will ensure the extension relates positively to the original building and will not overly dominate the plot.
- 6.6 The internal configuration of the extension will include main living accommodation at ground floor level and bedrooms to the first floor. The internal configuration of the main house will be altered to include an additional bedroom at first floor as a result of the roof changes, and alterations to the ground floor living accommodation layout. In designing the extensions and alterations due consideration has been given to the location of windows with regards to the relationship of the building to the immediate adjacent properties and the need to maximise natural light. There is already a degree of mutual overlooking between the application site and

no.1 Pine Road and no.7 Mountbatten Road due to the orientation of the existing house and position of first floor windows. The proposed extension will also include new windows at first floor level to the south and east elevations. The two new first floor windows to the southern elevation will be obscure glazed. The new first floor windows to the east elevation will serve a bedroom and stairwell, replacing the windows that used to serve a bedroom and bathroom, therefore there is no change to the relationship with no.7 Mountbatten Road. The application site is also positioned to the north of no.1 Pinewood and no.7 Mountbatten Road and therefore the proposed two-storey extension will not cause any overshadowing or loss of daylight. Overall the layout will ensure neighbour privacy and amenity will be preserved in accordance with Policy PP27.



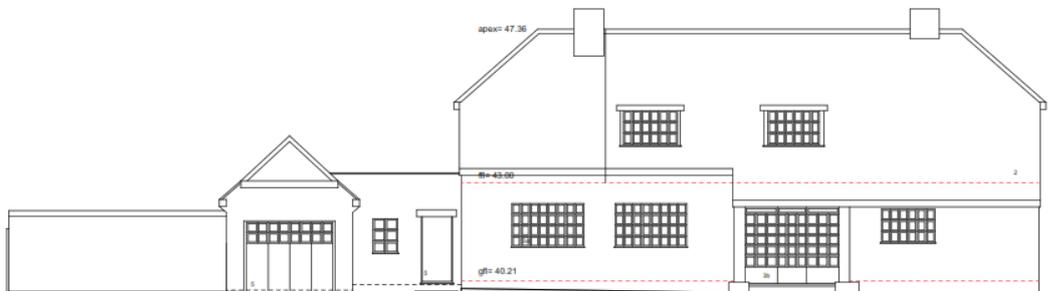
Existing and proposed first floor plan extract (The Little Architecture Company)

6.7 The proposed layout will not cause any harm to the existing protected trees and will not impact the root protection zones. The proposal will retain sufficient space to the front of the site to provide parking for two cars, as is the current arrangement. Although the proposal will remove

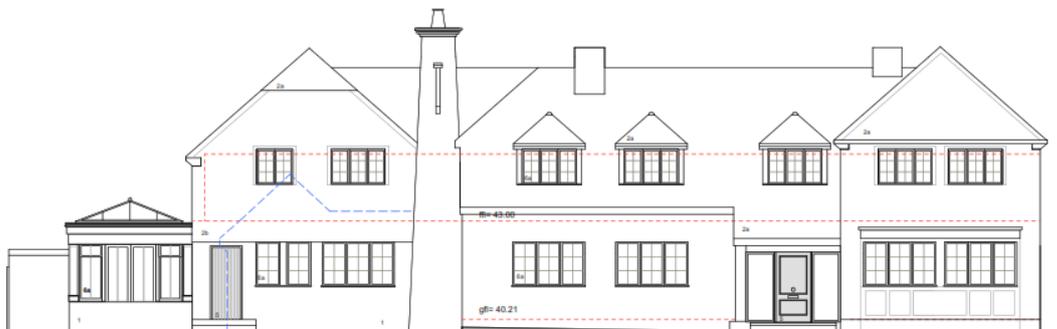
a garage, there is sufficient space within the garden and the retained outbuilding to provide secure cycle storage.

Scale

- 6.8 The prevailing character of this section of Mountbatten Road and the Conservation Area is of substantial buildings of two storey height or more, some with detached garages. The existing house has a smaller scale than most of the surrounding buildings and therefore there is scope to extend it and increase the scale of the building whilst remaining in keeping with the character of the area.
- 6.9 The altered building will be of two storeys height as seen from Mountbatten Road. The height of the main apex of the existing roof will remain the same, with the ridge height of the front end gable roof extensions only marginally higher than existing, and still comparable to adjacent sites. The extension to the width of the building has been balanced by the alterations to the roof design and is considered to be an appropriate scale and in proportion to other buildings in the area without overly dominating the plot.



Existing front elevation extract (The Little Architecture Company)



Proposed front elevation extract (The Little Architecture Company)

Appearance

- 6.10 The proposed extensions and alterations are of a traditional design and will include architectural features found elsewhere in the vicinity. Design guidance indicates that new development is required to complement rather than mimic neighbouring buildings and extensions should relate to the scale, proportions, quality, colours, textures and detailing of existing traditional materials. Therefore the proposal is to use high quality materials, where possible matching the existing palette of materials to ensure the extended dwelling looks appropriate within the context of the sylvan setting and the character of the conservation area.
- 6.11 In considering the impact on the appearance of the Conservation Area the traditional design will ensure that views into the site will be of an attractive residential dwelling, making a positive contribution to the street scene and the wider Conservation Area. The alterations to the existing dormers and the overall changes to the roof design, including the new slate finish, will improve the appearance of the original building whilst creating a cohesive scheme. The gable roofs and positioning of windows will enable the ratio of windows to walls to better reflect neighbouring buildings. The extended house will sit comfortably in the context of the neighbouring buildings and the mix of designs seen across the conservation area and this part of Poole. Local Plan Policy PP27 requires that new proposals reflect or enhance local patterns of development and neighbouring buildings in terms of design details, materials and visual impact, and that is clearly achieved in this case.

Landscaping

- 6.12 The front boundary hedge and the two protected trees are the main contribution that the site makes to the conservation area through its landscaping. Care has been taken to ensure the front boundaries are retained, and the two protected trees are not impacted by the proposals. The submitted Arboricultural report confirms how the trees will be protected during the construction phase so that their contribution to local amenity remains undiminished.

Access

- 6.13 The BCP Parking Standards 2021 places the application site in Zone D, which requires two allocated parking space per 4-bedroom property or larger. The driveway will provide for that

level of car parking on site, and secure cycle storage can be accommodated in the garden or existing outbuilding.

- 6.14 The existing access will be retained. It is not anticipated that there will be significant additional traffic generated by the proposed development that will adversely affect road safety or the ability of the transport infrastructure to accommodate the traffic because the proposed annexe is for occupation and use of the Applicant's existing family members.
- 6.15 The Applicant is aware that the BCP Parking SPD expects all new developments to include electric vehicle charging points. This can be accommodated in the proposed development.
- 6.16 This part of Mountbatten Road is an accessible location, it is a short distance to Poole Road which provides local services and facilities and regular bus routes run along Tower Road and Alumhurst Road that can take residents to centre of Poole or Bournemouth and further afield. Therefore, multiple transport options are available to residents and the proposals comply with Policies PP2 and PP34.

7. Heritage Statement

- 7.1 The application site is not a listed or locally listed building, however it is located in The Avenue Conservation Area. The building is not specifically noted as contributing to the character of the conservation area. The existing building is mid twentieth century construction and does not have the same Victorian/Edwardian heritage or architectural detailing as the majority of the houses in the Conservation Area. It is therefore considered that scope exists to extend and sensitively alter the existing building without having a detrimental impact on the significance of the Conservation Area.
- 7.2 To the west of the application site is a locally listed building, no.2 Pinewood Road which has been converted into apartments. The application site is separated from no.2 by the highway and substantial trees and hedging to the site boundaries, therefore the application site does not have a direct relationship with the locally listed building and the proposals will not cause any harm to its significance.



The Avenue Conservation Area map extract (www.bcp.gov.uk)

7.3 With regards to new development, the Conservation Area Appraisal requires extensions to be subservient to the original building and in character with the building and area. Mature landscapes are to be protected and enhanced as a major contributor to the character of the area, along with brick boundary walls. Proposals that might prejudice the character of the Conservation Area will be resisted. Unacceptable levels of parking will be resisted. The Heritage Assets SPD seeks design appropriate to its context, and which takes opportunities available to improve the character and quality of a Conservation Area. All new extensions and alterations should relate to and complement the scale, proportions, quality, colours, textures and detailing of existing traditional materials.

7.4 As the proposal is for the extension and alteration of a property that does not currently contain the ornate detail typical of the other Victorian/Edwardian buildings in the area, the proposed extension, although large, is an opportunity to introduce features that will enhance the appearance of the building. Care has been taken in the design of the proposals taking into account how the extensions will be visible within the street scene. The two front gable end roofs either end of the building will create vertical sections, and a balanced facade. The pitched roofs to the dormers are more articulated than the existing flat roofs and will lift the roofscape. The extension will replace some of the existing built form, which will help to ensure the extension is subservient to the main building to a certain extent, however the main dwelling is currently one

of the smaller scale properties in the area, so there is more scope for a larger extension than on most sites. The proposals retain the existing boundary walls and hedgerow and will not introduce any more parking to the site frontage.

7.5 In consideration of the above analysis it can be concluded that the proposed development will not cause any harm to the significance of the Conservation Area, and the improved appearance will contribute positively to the character and appearance of the Conservation Area. The proposed development is an opportunity deliver a sensitive scheme of works that provides the additional living space to meet the Applicant's needs whilst complementing the scale, proportions and detailing of existing buildings. The development will deliver an attractive, characterful and large family home set within a generous verdant plot, as is the character of the conservation area in compliance with Policy PP30.

8. Conclusion

8.1 In accordance with the NPPF consideration needs to be given as to whether the proposal constitutes sustainable development. In this case the development is sustainable for the following reasons:

- The proposal will upgrade the existing building and create a modern home that is of an appropriate design and will respond well to the character of the area,
- The proposal preserves the setting of the local area, the Conservation Area, the neighbouring residential properties, and the protected trees, and
- The proposal will continue to make efficient use of this highly accessible site.

8.2 It is therefore considered that the planning justifications and design rationale identified in this Planning and Heritage Statement demonstrate that the development is acceptable.